179.0	0002	0021.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,900 / 706,900
					USE VALUE:	706,900 / 706,900
					ASSESSED:	706,900 / 706,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		AVOLA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AMERAL TANYA & RICHARD T TR
Owner 2:	MAUREEN E AMERAL IRREVOCABLE
Owner 3:	TRUST OF 2013
Street 1:	76 AVOLA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AMERAL MAUREEN -
Owner 2:	-
Street 1:	76 AVOLA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,171 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8171.000	240,500	800	465,600	706,900
Total Card	0.188	240,500	800	465,600	706,900
Total Parcel	0.188	240,500	800	465,600	706,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.45 | /Parcel: 353.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121433

GIS Ref

GIS Ref

Insp Date 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0021.A

!14071!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,500	800	8,171.	465,600	706,900	706,900	Year End Roll	12/18/2019
2019	101	FV	206,400	800	8,171.	458,900	666,100	666,100	Year End Roll	1/3/2019
2018	101	FV	206,900	800	8,171.	352,500	560,200	560,200	Year End Roll	12/20/2017
2017	101	FV	206,900	800	8,171.	332,600	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	206,900	800	8,171.	306,000	513,700	513,700	Year End	1/4/2016
2015	101	FV	193,700	900	8,171.	286,000	480,600	480,600	Year End Roll	12/11/2014
2014	101	FV	193,700	900	8,171.	263,400	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	193,700	900	8,171.	263,400	458,000	458,000		12/13/2012

PRINT

Date	Time
12/11/20	03:57:09

LAST REV

Date	Time
10/02/18	14:36:47

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14071

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMERAL RICHARD	62518-407		8/26/2013	Convenience	1	No	No		
	12637-173		5/28/1974		36,800	No	No		Richard Ameral dod 8/28/2008

USER DEFINED

Prior Id # 1:	121433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2010	2113	Manual	1,000					RAMP

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
1/15/2009	Measured	345	PATRIOT
10/26/2000	Hearing N/C	153	PATRIOT
4/18/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	264	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8171		Sq. Ft.	Site		0	70.	0.81	6									465,589						465,600	

Total AC/HA: 0.18758 | Total SF/SM: 8171 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 465,589 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326753
Depreciation:	86263
Depreciated Total:	240491

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

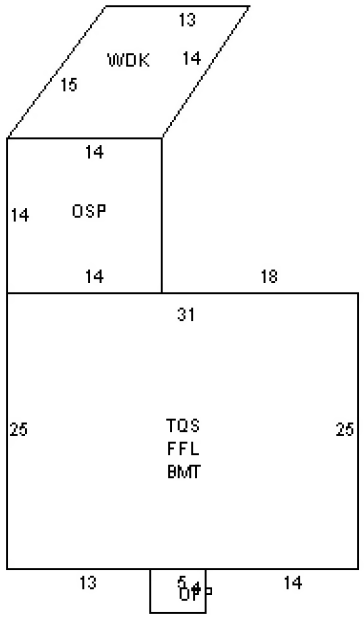
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	93.29
Final Total:	240500	Val/Su SzAd	171.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	63.250	50,600
FFL	First Floor	800	141.740	113,389
TQS	3/4 Story	600	141.740	85,041
OSP	Screen Porch	196	27.410	5,372
WDK	Deck	162	12.170	1,972
OFP	Open Porch	20	44.000	880

Net Sketched Area:	2,578			Total:	257,254
Size Ad	1400	Gross Are	2778	FinArea	2000

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X10	G	GD	1970	9.58	T	29.4	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800